

SPRINGS  
PRESERVE  
WWW.SPRINGSPRESERVE.ORG

March 29, 2007

City of Las Vegas  
Planning and Development Department  
Development Services Center  
731 South Fourth Street  
Las Vegas, Nevada 89101

SUBJECT: SPRINGS PRESERVE SPECIAL USE PERMIT, JUSTIFICATION LETTER

On behalf of the Springs Preserve, the Las Vegas Valley Water district (District) requests a Special Use Permit for the purpose of serving alcohol as part of the restaurant and catering operations currently planned within the Springs Preserve. The Springs Preserve is approximately 180-acres and is located on the south side of U.S. 95 and east of Valley View Boulevard, and is identified by Assessor Parcel Number 139-31-602-003. Although the entire site is 180 acres,, the restaurant and catering operations total 9,309 square feet within an 80-acre portion of the site.

The Facility is organized into four primary theme components: a Visitor Center, focusing on the history of the environment and people of the Las Vegas Valley; a natural preserve and trails system that highlights the natural and cultural artifacts and resources that remain on the site; a Desert Living Center and gardens which highlight sustainable living and water efficient landscaping; and the Nevada State Museum, which will provide a statewide context for the Springs Preserve, linking the development of Las Vegas to the history of Nevada and the settlement of the West. The Springs Preserve will host a variety of public and private events and is currently under negotiations with Wolfgang Puck Catering as the restaurant and catering operator.

The proposed café is located within the Visitor Center and it will be classifies as a tavern. The café consists of 1,866 square feet of kitchen/office space and 6,803 square feet of seating. The café will not have a wet bar. Food and alcohol will be purchased at the walk-up counter. The proposed catering preparation kitchen is located within the Desert Living Center and consists of 640 square feet of kitchen/preparation space. This kitchen will be used for catering future special events within the Desert Living Center.

At this time, we would like to request a waiver on the distance separation requirement from a church, school, childcare facility, or city park due to the fact that the entire property is 180-acres and the café will be constructed within an 80 acre portion near the center of this site.

333  
S. VALLEY VIEW  
BLVD.  
LAS VEGAS, NV 89107  
(702) 822-8311

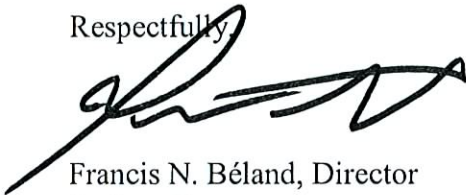
**SUP-20477**  
**04/26/07 PC**

The parking requirement for this development is 500 spaces. This site is Zoned Civic and the design currently allows for 493 parking spaces. Please take into consideration that the majority of the Springs Preserve staff will be parking on the Las Vegas Valley Water District campus at Alta and Valley View.

Additionally, the parking lot at Alta and Valley View, which is in the final approval stages with the City of Las Vegas, will serve as overflow parking for any large weekend/evening events at the Springs Preserve. Based on this information we respectfully request the 493 parking spaces to be accepted.

Please contact Doa Meade at 822-8574 if you have questions.

Respectfully,

A handwritten signature in black ink, appearing to read 'Francis N. Béland', written over the word 'Respectfully,'.

Francis N. Béland, Director  
Springs Preserve